



SUPPORTING ISSUES



“A community has to have the capacity to envision a future
they want, and not just the one they are likely to get.”

--Unknown--

The goals...

and recommendations in this section are not about the use of land or how that land is developed. However, these goals and objectives do have an impact on the form of the city or the mission of the Department of Metropolitan Development. They may address planning or zoning procedures, housing and neighborhoods, or how people relate to the city.

The recommendation tables that follow the goal statements are divided into three sections for ease of reference. The first section looks at issues pertaining to the environment, infrastructure and transportation. The second section looks at issues that are manifested at a county-wide level such as those pertaining to the economy, social and cultural concerns and Marion County's relationships with surrounding jurisdictions. The third section looks at issues that are typically manifested on a neighborhood level, although they may occur in many locations around the County. These issues typically involve housing, redevelopment or strengthening of community based organizations.

Recommendations for ordinance changes and revisions to planning and zoning procedures related to land use may be found in Chapter Seven: Implementation of the Comprehensive Plan. It expresses the land use goals of this plan and explains the principles underlying the land use plan recommendations.

Supporting Issues Goals

- Continue the regional planning conversation beyond the confines of the Marion County Comprehensive Plan Update.
- Work cooperatively as a region to improve water and air quality, maintain a vibrant regional economy, coordinate public and private infrastructure planning, and meet very large-scale park and recreation needs.
- Develop Indianapolis as the cultural center of the region.
- Improve infrastructure, manage demand and maximize use of the existing infrastructure.
- Provide for an efficient, non-polluting, quiet, and affordable transportation network that provides access for all citizens to and from all areas of the metropolitan region.
- Develop cultural resources to promote and attract employers, trade and tourism to Indianapolis.
- Maintain and celebrate the tradition and diversity of all citizens, and provide residents and visitors with a vibrant and inclusive community.
- Support and nurture an environment where all citizens are linked within the social fabric of their community. They can develop strength of character, share

their faith traditions, and discuss ways in which their faith traditions can positively impact community life.

- Establish effective tools to strengthen existing housing, retailing, commercial uses, industries, and cultural facilities within redevelopment areas and to encourage new investment in those areas experiencing disinvestment.
- Refine existing city codes and procedures to make efficient use of public, private for-profit and non-profit resources for redevelopment.
- Value and support a full array of arts, artists, and arts organizations for their ability to entertain and to enrich the lives of their audiences by encouraging life-long learning through arts and culture.
- Encourage each neighborhood to identify, promote and maintain its own unique identity.
- Improve the environmental health of neighborhoods.
- Strengthen all citizens by providing opportunities for economic self-sufficiency, strong, safe, and nurturing neighborhood environments, and linkages to positive community services.
- Eliminate educational barriers and promote and encourage life-long education opportunities for all citizens.
- Ensure public safety by providing high quality fire and police protection.
- Establish the opportunity for every citizen in Indianapolis to live in safe and decent housing.

SUPPORTING ISSUES Environmental/Infrastructure/Transportation Issues		
Recommendations	Responsible parties	Comments
Promote the use of brownfields through subsidizing new or updating existing infrastructure.	DMD, DPW, Utilities	
Rezone brownfield sites to more flexible/favorable districts as appropriate as a method to hasten re-use.	DMD	
Within the Brownfields program, specifically target certain environmentally sensitive areas for clean up.	DMD, MCANA	Examples include wellfields and areas near rivers and streams
Form a study group to research the topic of protecting and enhancing scenic views.	DMD, DPR, Neighborhood Assoc., Historic Landmarks Foundation of Indiana (HLFI), Environmental Organizations	Of particular interest are views of natural features, views of the Downtown skyline and the views encountered by visitors to the City.
Develop a reliable funding mechanism for the acquisition of land for parks and greenways.	DPR, DMD	Possibilities include impact fees, point-of-purchase fees, tax check-offs, partnerships with the Indianapolis Parks Foundation, etc.
Manage and wisely use water resources.	Public and private water utilities	Note that some competing regions are not self-sufficient in water supply.
Use a regional approach to meeting air quality standards.	DPW, MPO	Non-compliance with ozone regulations can lead to mandatory vehicle testing, loss of federal transportation funding and limits on new development. Air pollution affects human health.

SUPPORTING ISSUES**Environmental/Infrastructure/Transportation Issues**

Recommendations	Responsible parties	Comments
Continue research and monitoring to better understand the causes and effects of air pollution in the Central Indiana region.	DPW	
Maximize multiple uses and efficiency of uses of rights-of-way.	DMD, DPW, MPO	
Establish more defined and clearly stated standards for the way thoroughfares handle vehicular, pedestrian, and bicycle traffic.	DMD, MPO, DPW	
Develop standards for evaluating impacts of roadway projects on neighborhoods.	DMD, MPO, DPW	
Identify and establish "gateway corridors" (corridor overlay zones) to preserve unique identifying features or characteristics of neighborhoods.	DMD, Neighborhood Assocs., Business Assocs., Main Street	North Meridian Street, US 31 in Johnson County, US 31 in Carmel and the new interest in the National Road U.S. 40, are examples.
Light public streets to an effective level for safety and security without causing undue lighting of private property.	DPW, Indianapolis Power & Light Company (IPL)	
Provide incentives for "High Occupancy Vehicles" such as park and ride areas.	DMD, DPW	
Expand mass transit options.	IndyGo, MPO	
Continue to improve bus transit.	IndyGo, MPO	

SUPPORTING ISSUES		
Environmental/Infrastructure/Transportation Issues		
Recommendations	Responsible parties	Comments
Enhance mobility and reduce commute times throughout the region. Ease the movement of goods and services in the region.	MPO, IndyGo, local planning agencies	Workforce productivity is reduced by time lost in traffic congestion.
Establish a dependable funding mechanism for infrastructure improvements.	DPW	Possibilities include impact fees, property transfer fees and, capacity fees
Encourage use of new methods and materials to stay on "cutting edge" of infrastructure technology.	DPW	
Coordinate and maintain a regularly updated infrastructure database for planning, asset maintenance and improvements, which identifies committed funding sources.	DPW	
Continue current City policy to manage stormwater so that development will not adversely affect the water quality of downstream properties.	DMD, DPW	
Quickly implement a comprehensive long-term control plan for CSO(s).	DPW	
Develop standards for the ongoing maintenance of stormwater devices (retention ponds, inlet and outfall structures, buffer areas, etc.)	DMD, DPW	Standards could be used for maintenance plans that could, in turn, be required as part of zoning commitments.
Create and fund a program that gathers private capital funds to implement BMP's.	DMD, Marion County Wellfield Education Corporation (MCWEC), DPR	

SUPPORTING ISSUES Environmental/Infrastructure/Transportation Issues		
Recommendations	Responsible parties	Comments
Maintain and improve current City practice of coordinating water-related projects and programs through multi-agency watershed teams.	DMD, DPW, DPR	
Activate Marion County watershed coordination teams for the entire county.	DPW, DMD, participating city-county agencies	
Share knowledge gained in watershed coordination with other governments in the region.	DPW, DMD, participating city-county agencies	
Continue support for Upper White River Watershed coordination activities.	DPW	
Ease the conversion/transition of rural-type drainage systems to the urban setting. Enhance watershed-based coordination among governments in region.	DPW, DMD, local county surveyors, county engineers	This is a regional issue because of the nature of watersheds that cross county lines.
Fund MCWEC for the purpose of promoting wellfield protection among existing businesses.	DMD, Water Utilities	
Implement a systematic method of compliance inspection for wellfield protection measures.	DMD, DPW, HHMC	
Create and fund a program for conservation easements, restrictive covenants or land acquisition and transfers for wellfield protection and protection of water quality- related sensitive sites and mitigation areas.	DMD, Water Utilities, DPR	The program should be open to a variety of sites, however tax delinquent properties may be a good place to start.
Develop a "tool kit" of city resources and contacts to assist brownfield redevelopment.	DMD Brownfield coordination	Educate and provide technical assistance to the public and private sectors on tools.

SUPPORTING ISSUES Environmental/Infrastructure/Transportation Issues		
Recommendations	Responsible parties	Comments
Increase City's capacity to aid private property owners in finding new uses for brownfield sites; establish a city "ombudsman" for brownfield affected sites.	DMD Brownfield coordination	Added capacity is needed for assisting citizens and neighborhood organizations in brownfield sites.
Improve the environmental health of Indianapolis by removing trash, rodents, and stray animals.	DPW, MCHD, Neighborhood Assoc., HOA, KIB	Property owners and tenants can accomplish this through voluntary cooperation.
Increase the sharing of planning related information among government agencies, especially for infrastructure planning and coordination.	City in cooperation with other governments in region	
Continue to make public investments in geographic information systems (GIS) to analyze and understand the region's problems, assets and potentials. Consult Indiana GIS Council guidelines when available.	City, other city, town and county governments	Look for ways to make GIS affordable to all governments in region.
Pursue hub status to promote non-stop, foreign and domestic passenger air transportation between Indianapolis and other areas with similar industry clusters.	Indianapolis Airport Authority	
Actively lobby state and federal governments to increase interstate highway access from Indianapolis to southwestern Indiana, the south central United States and Mexico	Chamber of Commerce, City	
Encourage development of a Central Indiana Regional transit system.	Central Indiana Regional Transit Alliance (CIRTA), MPO	CIRTA is working to expand mass transit on a regional level.

SUPPORTING ISSUES Environmental/Infrastructure/Transportation Issues		
Recommendations	Responsible parties	Comments
Establish a Regional Transit Authority	Elected Officials	
Provide for more carpooling and future high occupancy travel lanes in regional highway plans; provide alternatives to single occupancy vehicles.	MPO	
Coordinate the city's mass transit services and other modes of transportation to complement redevelopment plans.	DMD, MPO, IndyGo	
Promote diverse, coordinated and affordable mass transportation alternatives to provide increased access to local employment centers.	City	Passenger rail for example.
Include express bus routes in the update of the "Official Thoroughfare Plan."	IndyGo, MPO	
Devise a strategy to make high-speed fiber-optic digital data transmission available to business, residences and not-for-profit organizations throughout the county and region.	Indy Partnership	Need to benchmark against peer cities
Create an "MPO-like" entity for coordination of non-transportation infrastructure in the region such as sanitary sewers and storm water management.	City, in cooperation with other governments in region	Coordination is especially important in areas where large projects may involve several utility providers. Note that utility infrastructure is typically located in existing and proposed public street right-of-way.

SUPPORTING ISSUES			County Level Issues	
Recommendations	Responsible Parties	Comments		
Increase sharing of planning information among City agencies and utilities.	DMD, DPW, MPO, utilities			
Require coordination of Plans (thoroughfare, mass transit, and land use plans) and funding sources.	DMD, DPW, MPO, IndyGo			
Support citizen-based initiatives to refine regional concerns, work with regional trade, professional and business associations.	Central Indiana Regional Citizens League (CIRCL), Greater Indianapolis Progress Committee (GIPC)	Citizen groups may refine areas of common concerns and make it easier for governments to sustain regional cooperation.		
Encourage communication among political leaders and professional planners in the nine county region with the goal of devising a simple, common planning language.	Polis Center			
Provide a "Regional Facilitator" to stimulate further dialogue on regional thinking in: Land use planning Funding of regional infrastructure Transportation and mobility Economic development Energy-generation and distribution, demand side management Regional applications of central heating and cooling districts Parks, recreation and open space Solid waste Development of a regional agenda for state and federal legislation.	City, GIPC, Central Indiana Corporate Partnership (CICP), CIRCL	Maintain the momentum of efforts such as Metropolitan Association of Greater Indianapolis Communities (MAGIC), CIRTA, and CIRCL.		
Develop a regional approach to improving the community's image. Set regional targets. Try a coordinated pilot project to improve the image and function of a multi-county corridor, including streetscape, billboard control etc.	Chambers of Commerce, KIB, related tourism & business groups	Regional image is important, especially along major corridors (US40-National Road, Rockville Rd., Airport expressway-I-70.)		

SUPPORTING ISSUES		
County Level Issues		
Recommendations	Responsible Parties	Comments
Refine strategies for regional economic development partnerships based on: Recognition that the Indianapolis Region is competing with other regions in the nation and world. City and county boundaries are less significant with global competition.	DMD, Indy Partnership, CICP	Academic and economic development researchers support this view. The strong economy of 1990's can lead to complacency about the need for continued strengthening of regional assets.
Investigate tax revenue sharing for "incentivized" projects, acknowledging that most tax incentives are localized but economic benefits are mobile and spread easily throughout the region.	DMD, Indy Partnership, CICP	The seven county tax revenue sharing in the Minneapolis region is a good example.
Use parkways, greenways, open space areas and other community assets as economic development tools to attract new businesses and residents.	DPR, MPO	The community's quality-of-life is important to attract and retain businesses.
Create an organization to help attract, retain, and sustain retailers.	DMD, Neighborhood Assoc.	An organization similar to Indy Partnership
Establish a forum for planners from all jurisdictions in the nine county area to discuss common issues and formulate goals.	CIRCL, City	

SUPPORTING ISSUES			County Level Issues
Recommendations	Responsible Parties	Comments	
Create and support a countywide entity to support mixed use redevelopment activities.	DMD, ICND, Indianapolis Urban Economic Development Initiative (IUEDI), business and trade organizations, lending institutions	This entity would serve to: advise and advocate for business community-based development groups and businesses, disseminate information on available redevelopment sites and prospects, offer expertise in marketing, financing and leasing, especially to small scale commercial and retail operations.	
Monitor and report on a broad array of quality of life indicators every 2-3 years. These quality of life indicators should reflect attention to education, health care, industry/technology, civic life, volunteerism, the humanities, environment, social safety net, and neighborhood and community connections, among others.	City, CIRCL, Healthy Indy Partnerships, INRC, GIPC, CICF, Family Strengthening Coalition, Chamber of Commerce		
Provide adequate funding for new public safety facilities.	IPD, MCSD, DPS, All fire departments.		
Strengthen public safety by collaborating with all Marion County Police and other Departments and improving communications systems.	All police departments		
Create and implement a process to project the future need for new school buildings or the expansion of existing schools.	School Districts, DMD		

SUPPORTING ISSUES		
County Level Issues		
Recommendations	Responsible Parties	Comments
Evaluate and anticipate needs for homeless and alternative shelters, and upgrade or add facilities throughout the city to help integrate this sector of the population into the community.	DMD, Coalition for Homelessness Intervention and Prevention (CHIP), Indiana Association for Housing and Homeless Issues (ICHHI), Salvation Army and others.	
Provide options for low-cost transportation to health care for individuals without access to mass transportation.	CCI, HHMC, Foundations Churches, Health care providers Federal & State Government.	Most hospitals are on bus routes but access home might be a problem.
Increase awareness of barriers to citizens with disabilities and the elderly and improve access to public buildings, public transportation, recreation, arts and cultural opportunities.	IndyGo, Business Community, Cultural Institutions and Social Services, VSA Arts of Indiana, Mayor's Assistant on Disabilities, Governor's Planning Council for People with Disabilities.	
Incorporate the use of arts and cultural resources and facilities as an economic development tool in neighborhood stabilization projects.	DMD, Arts Council, CDCs	
Identify structures, sites and public views, in addition to those already recognized, that should be considered for protection measures.	DMD, IHPC, HOAs, CDCs	Survey neighborhoods

SUPPORTING ISSUES			County Level Issues	
Recommendations	Responsible Parties	Comments		
Encourage other municipalities, counties, and communities in the State to help develop, sustain and enhance the cultural facilities located in Indianapolis that serve the State as a whole.	Cultural Development Commission			
Encourage and support communities in celebrating, preserving, and transmitting their traditions through cultural activities, the arts, education, and public events.	City, Channel 16			
Promote partnership between the business community and arts and cultural organizations. Make cultural experiences accessible to the widest possible public.	Business community	For example, free admission days		
Promote partnerships among cultural heritage agencies, City government, and community organizations to develop a program and marketing strategy to celebrate Indianapolis's cultural diversity.	City, Indiana Black Expo, Madame Walker, Athenaeum, Hispanic Center, etc.			
Encourage major arts and cultural institutions to develop plans for the future and provide the public with greater awareness of their resources.	Cultural Development Commission, Major Institutions	Provide free public access opportunities.		
Work in partnership with artists, arts organizations, ethnic, cultural, musical, community associations, and educational institutions to foster opportunities for life-long cultural exploration for all citizens.	Multi-Service Center's, Neighborhood Assoc., HOA			

SUPPORTING ISSUES		
County Level Issues		
Recommendations	Responsible Parties	Comments
Encourage informal opportunities for learning about and enjoying arts and culture through performances and events in non-traditional settings and the integration of arts and culture into the everyday workings of public and private entities.	City, Utilities, Indianapolis Art Center, Libraries	Examples include poetry and graphic art on transit, the treatment of information on public flyers and billing statements, and library resources and programming.
Use public spaces for arts and cultural activities and events.	DPR, DMD, Arts Council	
Encourage schools to make their facilities available to neighborhoods for cultural programs, community services, meetings, and gatherings.	Schools	There is a need for funds to defray the cost.
Promote partnerships between the City and other public and private entities in the region to simplify and coordinate funding processes and promote the development of strong arts and heritage organizations that provide cultural programming.	City, Arts Council International Center, Nationalities Council, Indiana Arts Commission, and Regional Partnership.	Create a clearing house for information, web-base planning calendars
Facilitate volunteer public arts projects, such as community murals, by identifying locations where art is desirable, can be accommodated safely, and will be enjoyed by many people.	DPW, DMD, Arts Council, GIPC	
Provide training in life skills education beginning at an early age in a variety of settings.	Multi-service Centers, CDCs, Schools, Girls, Inc., Boys Club, YMCA, YWCA	
Support cultural programs, especially for at-risk youth in and outside the school setting. Involve artists and scholars in partnership with cultural organizations and institutions.	Multi-Service Centers, Schools, Universities	

SUPPORTING ISSUES			County Level Issues	
Recommendations	Responsible Parties	Comments		
Create opportunities for students to be exposed to many cultures in a variety of venues throughout the city so that their education may be well rounded.	Schools, Major Institutions			
Involve youth in the design and implementation of public art projects.	Indianapolis Art Center, Schools, Universities, Neighborhood Associations			
Promote convenient, adult continuing education, take full advantage of emerging community college programs and facilities, research & development.	DMD, Indy Partnership, CICP, area colleges and universities	Workers want courses at or close to work and along major commuting routes. Jobs in the "New Economy" require higher skills and continuing learning.		
Support technology initiatives of institutions of higher learning.	DMD, MCANA, Chamber of Commerce, Indy Partnership			

SUPPORTING ISSUES			Neighborhood Level Issues	
Recommendations	Responsible Parties	Comments		
Encourage businesses to join and/or form a neighborhood business association.	Chamber of Commerce, Small Business Association (SBA), Indianapolis Neighborhood Resource Center (INRC)	There are only a few business associations in Indianapolis.		

SUPPORTING ISSUES		
Neighborhood Level Issues		
Recommendations	Responsible Parties	Comments
Create a task force to explore the reasons that property owners do not reinvest in their properties. Examine the different ways to encourage investment such as information campaign, low interest loans, grants, and tax incentives as well as other means.	DMD	
Support opportunities for residents to engage in neighborhood level planning in identifying assets and services important to that neighborhood. Link neighborhood residents to these assets through intensive coordination and promotion of existing resources.	DMD	
Develop a strategic plan to allow for mixed-income housing and educate the community about the value/impact of mixed-income developments.	DMD, GIPC	
Revise and consolidate the Airport Industrial Development Plan, Airport Vicinity Plan and the Minnesota Street Corridor Study, to produce an updated Airport Vicinity Plan.	DMD	
Continue to encourage developers to notify and meet with neighborhood associations as early in the development process as possible.	Developers, DMD	Township Administrators and Planners can encourage developers to meet with the neighborhoods.
Create a strategy for the stabilization of older suburban areas and commercial centers outside the Regional Center.	DMD	
Consider a hierarchy of City redevelopment incentives, based on the scope of the project, impact on the neighborhood and extent of community participation.	DMD	

SUPPORTING ISSUES			Neighborhood Level Issues	
Recommendations	Responsible Parties	Comments		
Keep or expand programs such as retail tax abatement and façade improvements assistance.	DMD			
Advance the retention and expansion of existing employers who need additional land area around their facilities.	Indy Partnership, utility companies, DMD	Note that some viable businesses need to expand but cannot do so without city help.		
Encourage business start-ups and locally owned businesses in redevelopment projects.	DMD, CDCs, Small Business Development Center, Neighborhood associations	Local and small businesses are key to successful retail redevelopment efforts.		
Recruit neighborhood residents for construction jobs and new permanent jobs from redevelopment facilities, including job training. Coordinate redevelopment planning with employment and training programs.	Workforce agencies , Indianapolis Private Industry Council (IPIC), neighborhood associations, community centers agencies			
Use geographic information systems (GIS) to look for indicators of blight in order to identify likely "redevelopment" areas. It is also possible to track indicators of positive change and analyze if land use and zoning policies are having the desired effects.	DMD	An "early warning system" would be helpful to the city, with the intent to avert further decline.		
Use GIS to better identify active redevelopment areas, indexed with the pertinent city agencies, neighborhood based organizations, Economic Improvement Districts (EIDs) and other adopted plans for the areas.	DMD	This information should be available on-line to all interested parties. Provide maps with brochure-type information to attract potential buyers and tenants.		

SUPPORTING ISSUES		
Neighborhood Level Issues		
Recommendations	Responsible Parties	Comments
Refine City and County land disposal procedures to encourage redevelopment of the buildings and sites. Index subject properties to adopted city redevelopment and neighborhood improvement plans. Notify CDCs and neighborhood organizations of available properties.	DMD, Marion County Treasurer and Recorder, HHMC	Encourage prospective buyers to investigate the adopted plans for the subject area.
Include libraries, cultural institutions, parks and recreation and education providers in redevelopment planning.	libraries, parks, museums, cultural institutions	These non-commercial land uses can add amenities and attractions to commercial redevelopment.
Convene the leaders of neighborhood organizations and districts representing older suburban areas to coordinate revitalization and economic development efforts, including the identification of sources of funding for redevelopment and incentive procurement.	City	Use economic development incentives as a tool for revitalization and redevelopment efforts, decreasing the rate of decline of these older neighborhoods.
Use incentives to encourage infill developments by the private sector in neighborhoods experiencing disinvestment.	DMD, CDCs, Builders Association of Greater Indianapolis (BAGI), Neighborhood Assoc.	
Expand and strengthen the role of CDCs in the stabilization of neighborhoods experiencing disinvestment.	DMD, Neighborhood Assoc., MCANA, INRC, ICND	It is a challenge to find funding to sustain a CDC; additional funding sources will be needed for any expansion beyond existing CDCs.

SUPPORTING ISSUES			Neighborhood Level Issues	
Recommendations	Responsible Parties	Comments		
Encourage neighborhoods without CDCs or similar organizations to establish CDCs/non-profits to ensure development and the repair of low to moderate-income housing.	Neighborhood Assoc. MCANA, DMD, Indianapolis Coalition of Neighborhood Developers (ICND), Funders	Start-up and administration funds are needed, not just project cost.		
Create strategies for the application of tax incentives for redevelopment that are competitive with those for new development.	DMD			
Prioritize city infrastructure improvements to make redevelopment sites and their environs more attractive and competitive.	DMD, DPW	Some older areas need significant improvements to streets, sidewalks, storm sewers		
Influence the modification of statutes to permit the application of meaningful tax abatements for properties with an assessed valuation, but without a significant market value. Determine a method (with criteria) to decrease to zero the assessed valuation of a property that is eligible for tax abatement.	City	Although DMD can suggest such legislation, it is in the control of the State legislature to propose, hear and enact legislation.		
Improve regulations regarding vacant, abandoned, tax delinquent or surplus buildings and properties to improve the visual image and reduce crime potential, safety and fire hazards and other blighting effects on the neighborhood.	IPD, MCSD, MCHD, DPW			
Ensure that infill developments in historic areas are not all limited to high-income buyers and tenants.	DMD, IHPC, Neighborhood Assoc.			

SUPPORTING ISSUES		
Neighborhood Level Issues		
Recommendations	Responsible Parties	Comments
Develop stabilization plans for neighborhoods that are experiencing disinvestment. Prioritize DMD's neighborhood planning services based on need and the availability of support systems such as CDCs to assist in the revitalization or an anchor reinvesting in the area.	DMD, CDCs, INRC, Local Initiatives Support Corporation (LISC), Neighborhood Assoc., HOAs	
Strengthen neighborhood identities by establishing and sustaining neighborhood organizations that are broad-based, sustainable, and inclusive.	HOAs, Neighborhoods Assoc., CDCs, INRC, Communities Associations Institute(CAI), MCANA	
Expand technical assistance and training in community building to neighborhood associations.	INRC	Examples include training on building and zoning codes and forums on the development of cooperative and communal responses.
Support small-scale community projects and events, including neighborhood celebrations, clean-ups, home fix-ups, beautification, community gardens and neighborhood newsletters to build community.	Neighborhood Assoc., HOA, INRC, Extension Service	Grants are available
Seek additional funds and provide assistance to agencies and/or non-profits that assist in community building activities that help create strong individuals, strong families, and strong neighborhoods.	INRC, DMD, MCANA, Multi-Service Centers, Central Indiana Community Foundation (CICF)	Grant writing assistance.
Encourage neighborhood based bartering projects in which neighbors support each other with their personal skills, strengths, and contributions.	Neighborhood Assoc., HOA	

SUPPORTING ISSUES			Neighborhood Level Issues	
Recommendations	Responsible Parties	Comments		
Partner with leaders from various denominations to develop an inventory of congregational ministries and assets that are neighborhood focused and could link neighborhood residents to local assets and services.	City			
Create and/or encourage an existing agency to monitor fair and equitable housing.	Mayor's Office, City-County Council, DMD			
Raise awareness of housing rules, regulations, and codes and inform property owners of their rights and responsibilities through an education campaign.	Indianapolis Neighborhood Housing Partnership (INHP), DMD, INRC, CDCs, Legal Services, Community Organization Legal Assistance Project, Inc., (COLAP)			
Strive for all properties to meet the rules, regulations, and codes of the Health and Hospital Corporation of Marion County and the Department of Metropolitan Development to ensure the well being of all its citizens.	MCHD, HHMC, Neighborhoods, City-County Council	Increase the number of qualified building and code compliance inspectors; assure they are held accountable for strict adherence to current codes.		
Inform new and potential homeowners about achieving and maintaining homeownership.	INHP, CDCs, MIBOR, Lenders, Family Service Assoc.			
Provide incentives such as gap financing for mixed income housing that will assure income diversity in rebounding neighborhoods.	Private lenders, Mayor's Housing Task Force	Ensure that lending regulations or practices do not unduly segregate neighborhoods by income.		

SUPPORTING ISSUES		
Neighborhood Level Issues		
Recommendations	Responsible Parties	Comments
Develop single-family home loan products to fill a void for purchase and rehabilitation of older houses. Simplify the process of two loans (1 st construction loan then 2 nd mortgage loan).	Lenders, INHP, Mayor's Housing Task Force	This segment is missing loans for many people who want to buy existing homes that do not meet building codes. The problem is that sale of the original loan requires home to be fully restored. This leaves out the "sweat equity" buyer who will take more time to restore the home.
Create a taskforce to explore occupancy permits for rental property.	City, HHMC, Mayor's Housing Taskforce, Landlord Assoc.	
Develop more loan products for repair and rehabilitation of rental properties, particularly small-scale rental properties (i.e. 2-4 unit buildings). Terms should be more manageable, with smaller down payment, longer term and better interest rates.	Lenders, INHP, Mayor's Housing Task Force	Each township needs a supply of well-maintained rental property.
Create and promote loan programs that are tailored to renovation and remodeling.	Community Development Lenders, CDCs.	
Encourage incentives for home repair to the elderly, disabled and the economically challenged by: Offering training to anyone wanting to learn how to repair his or her properties, Assisting property owners in securing funds and finding contractors to renovate or remodel, Providing emergency home repair.	CDCs, DMD, Religious Organizations, INHP, Neighborhoods Assoc.	Assist properties with code violations first.